

# **Rightsize Memphis:** Community Meetings and Survey Results

# Public Input Process

- Community Meetings
- Direct questions via email
  - [RightsizeMemphis@gmail.com](mailto:RightsizeMemphis@gmail.com)
- Survey of Issues
  - [RightsizeMemphis.com](http://RightsizeMemphis.com)
  - Paper forms of the questionnaire

# Community Meetings

- Thursday February 23, 2017: First Assembly of God
- Monday February 27, 2017: Eads Community Center
- Tuesday February 28, 2017: Trezevant High School
- Wednesday March 1, 2017: Southwind High School



# Website

**RIGHTSIZE  
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[Home](#) [Survey](#) [Presentation](#) [Study Areas](#) [Impacts](#) [Contact](#)

## *Rightsize Memphis*

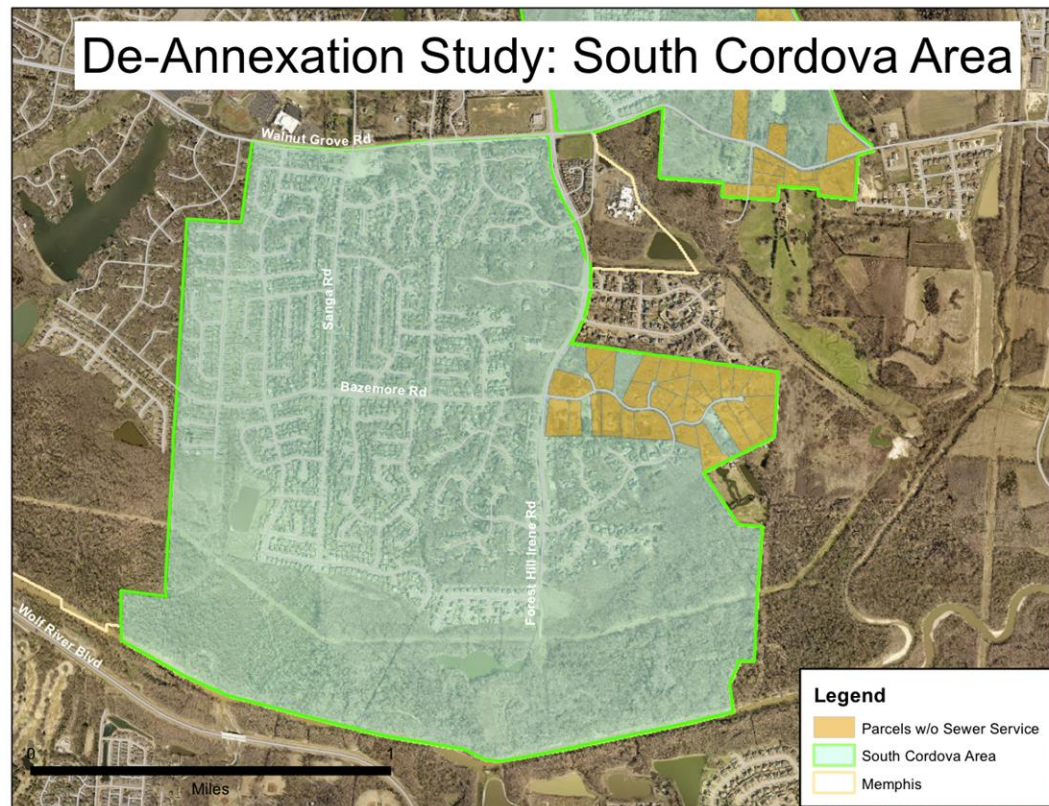
Take the Survey

### Deannexation Community Meetings Survey

This survey is for citizens of Memphis interested in the possible deannexing of several areas in the city of Memphis.

1. Do you live or own property in one of the study areas being considered for deannexation?



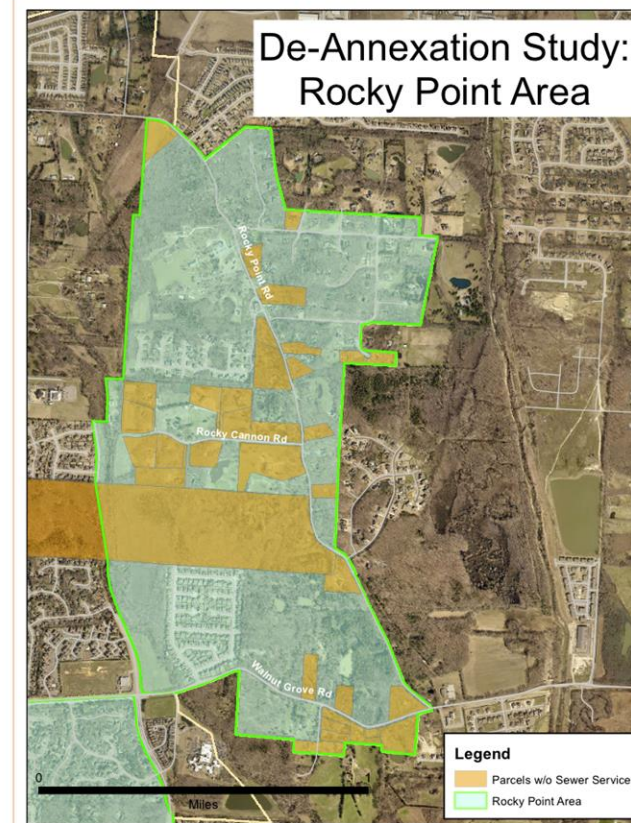


The South Cordova study area is located south of Walnut Grove Road in the vicinity of Sanga Road and Forest Hill Road, extending south to the Wolf River.

The South Cordova Study area is nearly fully developed with a mixture of middle and upper middle class housing. A substantial portion of the area south of the residential subdivisions is located in the Wolf River Flood Plain and has been frequently flooded in the past few years.

This area also contains some homes annexed in 1984.

Population	Housing	Sq. Miles	Density Persons per Sq. Mile
4146	1806	2.3	1810

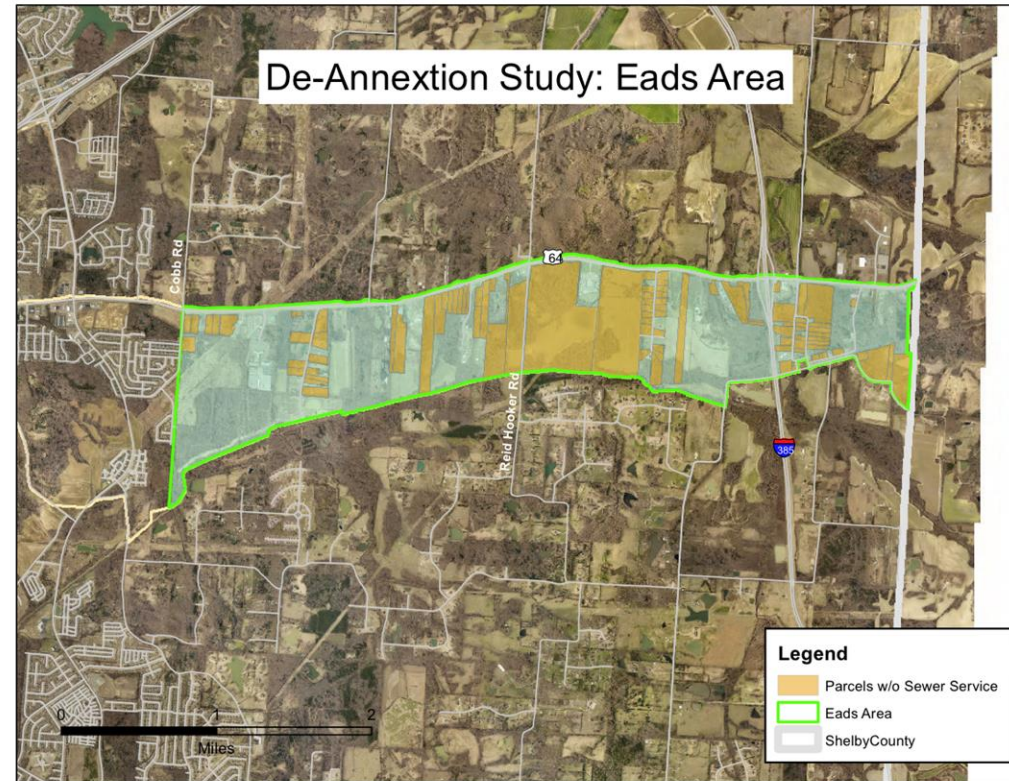


The Rocky Point Road area is generally located north of Walnut Grove Road between the alignment of Forest Hill Road and Rocky Point Road.

The Rocky Point Road area is an original portion of the Cordova Annexation. The area is generally developed with large estate type lots many in excess of 4 acres and several two acre lots subdivisions. There is one urban density subdivision in the southwest portion of the area north of Walnut Grove Road.

Population	Housing	Sq. Miles	Density Persons per Sq. Mile
1181	336	1.3	898



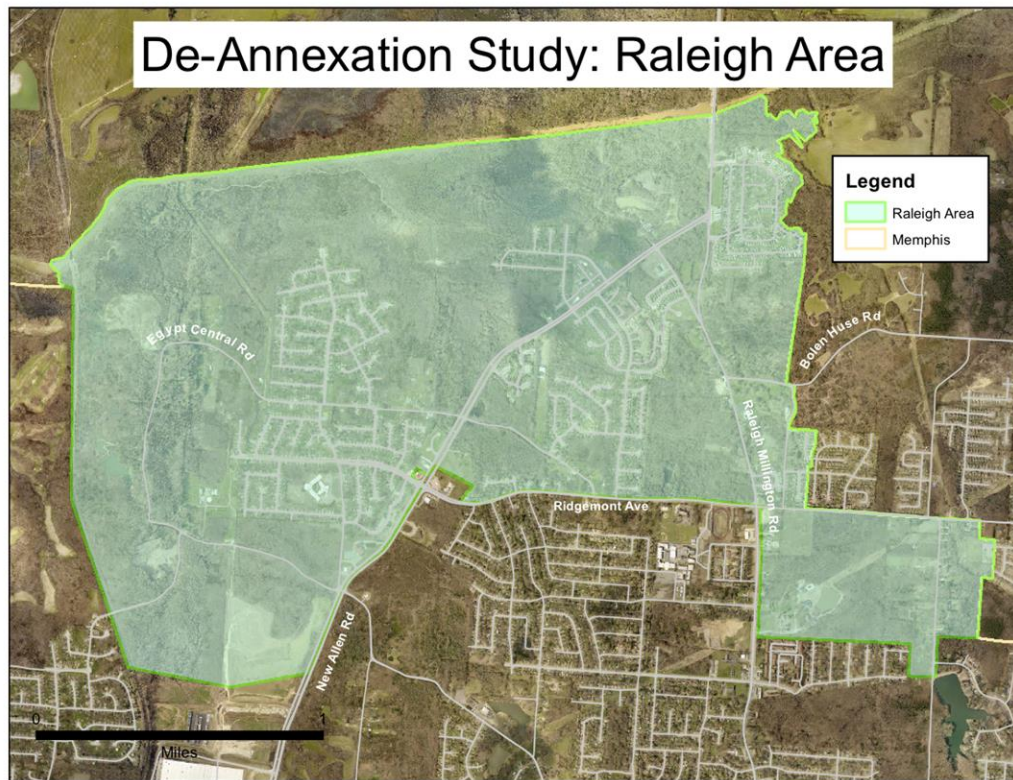


South side of US 64 and north of Grays Creek Between Cobb Road on the west and Shelby County Line. The Eads area is an original portion of the Countrywoods Eads Annexation area. Since the area was annexed, there has been no demand to extend sewer service further out Grays Creek. The area remains rural in character, with older rural homes and agriculture/rural commercial actives.

Population	Housing	Sq. Miles	Density Persons per Sq. Mile
172	67	3.4	50



## De-Annexation Study: Raleigh Area

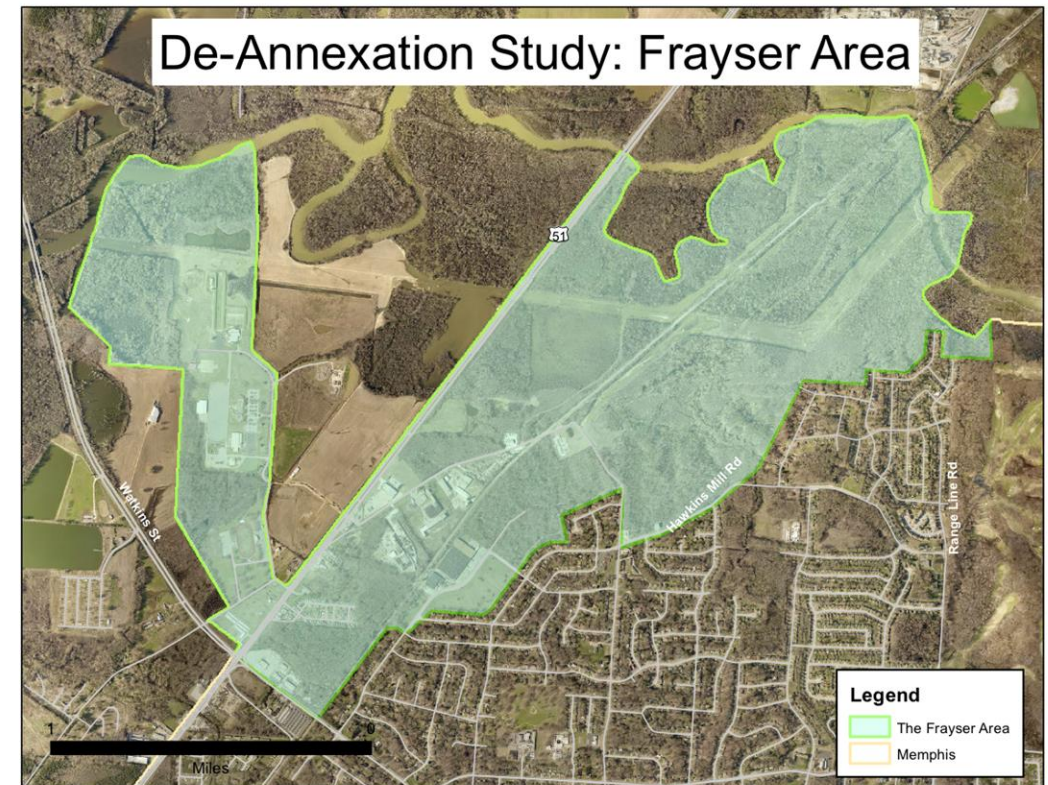


The Raleigh area generally lies east and west of New Allen Road, north Ridgemont Road

Developed of this area is primarily with single family homes, with addition development including the Allentown Mobile Home Park apartments. Other residential development included in the study for de-annexation are actually parts of subdivisions that have long been divided by the City-County line.

Population	Housing	Sq. Miles	Density Persons per Sq. Mile
3671	1739	4.0	918

## De-Annexation Study: Frayser Area



The Frayser area is centered along U.S. Highway 51 and Old Millington Road, east of Watkins Street in the far northwest corner of Memphis. The area is predominately flood plain of the Loosahatchie River.

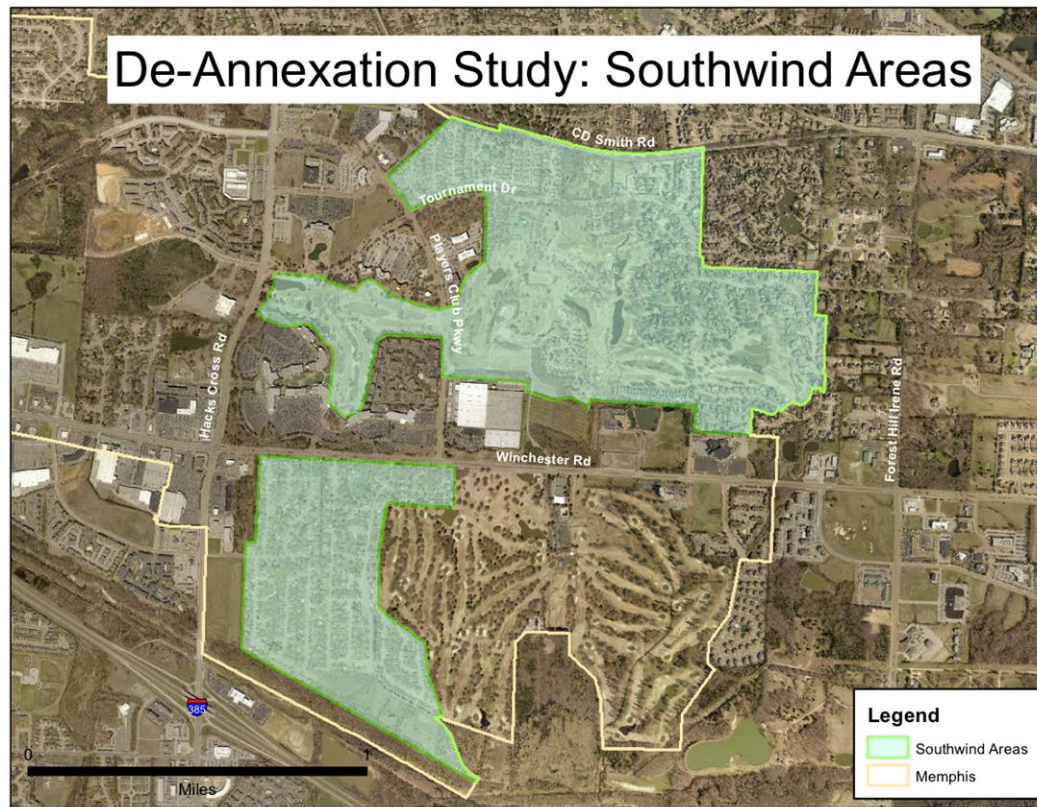
Some scattered rural commercial activity exists near the intersection of Old Millington and Watkins. The area also contains Firestone Park, and the Police Training Academy.

The demand for City of Memphis level services is low do to the types of uses and density of

Population	Housing	Sq. Miles	Density Persons per Sq. Mile
3	1	2.2	0.45



## De-Annexation Study: Southwind Areas



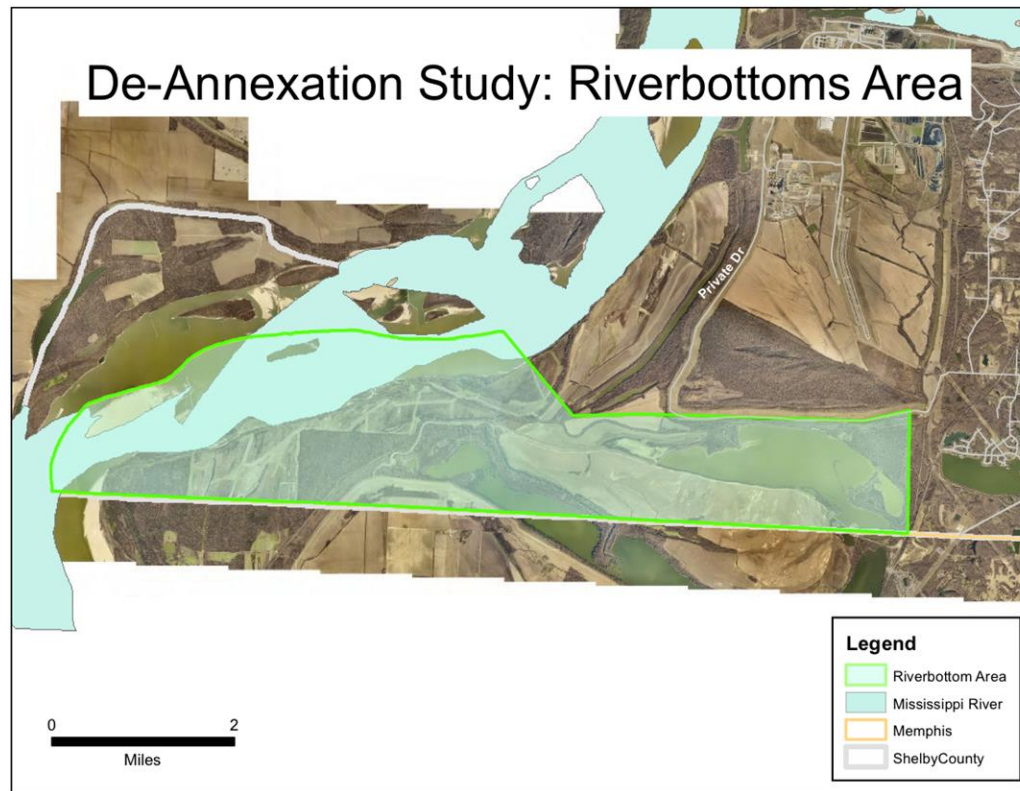
The Southwind/Windyke study area contains most of the residential portion of the Southwind/Windyke Annexation area. Specifically, it contains the residential areas of Southwind, and the residential areas of Windyke. It also includes the Southwind golf course.

There are approximately 1,500 residents in the Southwind/Windyke areas. The residential areas contain executive homes surrounding the Southwind Golf Course, along private drives and private security area. The Windyke area are moderate income homes originally developed around the Windyke Country Club. Including the Southwind golf course, reduces the overall density of the area, while the lot sizes and lots per acre are typical of areas in East Memphis and Cordova.

Population	Housing	Sq. Miles	Density Persons per Sq. Mile
1499	845	1.1	1406



## De-Annexation Study: Riverbottoms Area

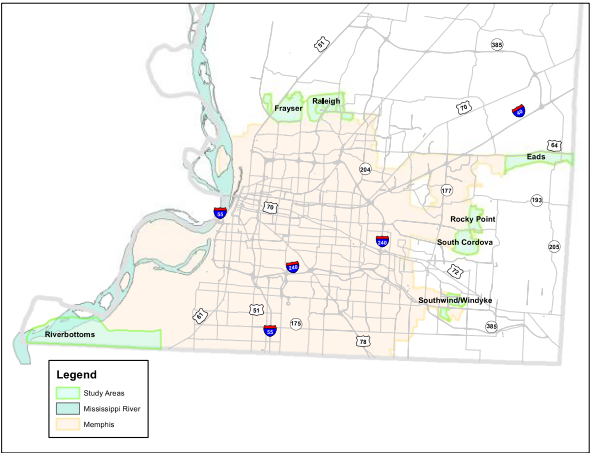


This area in southwest corner of Memphis and Shelby County is outside of the City of Memphis levee system and prone to frequently flooded. Due to the area being in the Mississippi River bottom lands the area is undeveloped, and no recent records exist for requests for service. The greenbelt and flood plain nature of the land, reduces its assessed value to \$0.00 and thus no tax dollars are generated from the area.

Population	Housing	Sq. Miles	Density Persons per Sq. Mile
0	0	13.4	0

# Right Size Memphis

## Summary of Fiscal Impacts to the City of Memphis



## De-annexation Fiscal Analysis FY 2020

		Foregone Revenues					Cost Savings					Net Fiscal Impact Positive/(Negative)	
Area		Property Tax	Sales Tax (State and Local Option)	PILOTs	Other Revenues	Total Foregone Revenues	Police	Fire	Infrastructure Maintenance	Misc Expenses	Total Operating Budget Savings	Total Infrastructure Debt Service Savings	Net Fiscal Impact Positive/(Negative)
A-1	Southwest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B-1	Frayser	\$142,344	\$26,649	\$0	\$196	\$169,152	\$22,861	\$0	\$22,352	\$35,883	\$81,293	\$63,602	-\$24,257
B-2	Raleigh	\$736,138	\$283	\$0	\$194,296	\$930,715	\$119,087	\$0	\$23	\$45,124	\$164,234	\$101,000	-\$665,481
C-1	Southwind / Windyke	\$2,719,218	\$625,730	\$0	\$110,923	\$3,455,868	\$31,967	\$0	\$53,475	\$90,698	\$176,132	\$64,704	-\$3,214,987
D-1	Eads	\$186,095	\$21,113	\$0	\$12,602	\$219,808	\$37,266	\$0	\$60,074	\$96,022	\$193,362	\$169,000	\$142,554
D-2	Rocky Point	\$789,041	\$587,432	\$0	\$80,812	\$1,457,264	\$24,223	\$0	\$23,322	\$59,187	\$106,731	\$454,302	-\$896,231
D-3	S Cordova	\$3,103,587	\$4,478	\$0	\$219,737	\$3,327,802	\$79,182	\$0	\$48,730	\$147,334	\$274,746	\$135,700	-\$2,917,356
Total FY 2020		\$7,676,416	\$1,265,662	\$0	\$618,532	\$9,560,610	\$314,588	\$0	\$207,875	\$474,239	\$996,502	\$988,392	-\$7,575,758

Note: These operating costs represent the maximum condition and do not account for offsets from service agreements which may reduce fiscal impact to city.



## IMPACTS OF DEANNEXATION

### Fire Services

Service	City of Memphis	Shelby County
Fire service rating	2	3/3x
Fire Fee	Included in city taxes	\$46.54 per month for average household
Fire response time	4-8 minutes	Dependent upon miles traveled
EMS response time goal	8 minutes	10.5 minutes
Ambulance transport fee	\$800	\$1,500

**Riverbottoms:** No county fire service is available, the area is vacant farm land. Anticipated that Memphis Fire via Mutual Aid will provide Fire and EMS Services.

**Frayser:** Shelby County Fire Station 67 on Circle Road in the Northhaven Area. Fire Service could be available from the City of Memphis by Mutual Aid with Shelby County. Shelby County could contract with the City of Memphis for Fire and EMS services from primary Memphis Fire Station 31.

**Raleigh:** Shelby County Fire Station 64 on Raleigh Millington Road. Fire Service could be available from the City of Memphis by Mutual Aid with Shelby County. Shelby County could contract with the City of Memphis for Fire and EMS services from primary Memphis Fire Station 49.

**Southwind/ Windyke:** Shelby County Fire Station 62 on Forest Hill Irene Road at Shelby Drive. Fire Service could be available from the City of Memphis by Mutual Aid with Shelby County. Shelby County could contract with the City of Memphis for Fire and EMS services from primary Memphis Fire Station 55.

**Eads:** Shelby County Fire Station 61 on Macon Road at Reed Hooker Road or County Fire. Station 65 on Beverly Rivera Drive and Canada Road. Fire Service could be available from the City of Memphis by Mutual Aid with Shelby County. Shelby County could contract with the City of Memphis for Fire and EMS services from primary Memphis Fire Station 59.

**Rocky Point:** Shelby County Fire Station 61 on Macon Road at Reed Hooker Road. Fire Service could be available from the City of Memphis by Mutual Aid with Shelby County. Shelby County could contract with the City of Memphis for Fire and EMS services from primary Memphis Fire Station 54.

**South Cordova:** Shelby County Fire Station 61 on Macon Road at Reed Hooker Road. Fire Service could be available from the City of Memphis by Mutual Aid with Shelby County. Shelby County could contract with the City of Memphis for Fire and EMS services from primary Memphis Fire Station 54.

## IMPACTS OF DEANNEXATION

### Police Services

Service	Provided in City	Provided in County
	108 cars total; 3 square miles covered per car	14 Sherriff cars total covering Unincorporated Shelby County, Lakeland, and Arlington; 27 square miles covered per car
Patrol Cars		
Uniform Patrol	√	√
Investigation Unit	√	
Special Operations	√	
Air Command	√	√
Canine	√	√
Homeland Security	√	√
T.A.C.T	√	√
Mounted	√	
Detective Services	√	√
Investigative Services	√	√

### Taxes & Fees

Fees per Month	Memphis	Shelby County	Notes
Storm Water	\$4.02	\$1.50	
Street Lights ***	\$4.32	\$15 per month*	Street lights will not be removed **
Solid Waste	\$25.05	N/A	
Sewer	\$16.96	\$21.96	
Fire Fee*****	N/A	\$43.48	
Fire Insurance*****	\$60.00	\$74.00	
Private Sanitation	N/A	\$20.00	Services Vary
Water Fee***	\$18.36	\$28.46	
Auto Registration	\$8.41	\$6.33	

\*Estimated legacy cost

\*\*Lights standards will remain. Continue operation will depend upon agreement with Shelby

\*\*\*County Government and MLGW. Light fees will be determined upon area and the required amortization and maintenance of the lights and poles.

\*\*\*\*Per MLGW Typical Residential Household Account 1/2016

\*\*\*\*\*This is an estimated average based on a survey of insurance companies comparing a fire rating of 2 versus 3/3x.

\*\*\*\*\*This is an estimate of a fee for a 2,000 square foot house.

## ***City-Funded Ammenities***

<b>City-funded Services</b>	<b>Within the City of Memphis</b>	<b>Activity</b>
Public Library System	18	Shelby County funds the East Shelby Branch for Unincorporated Shelby County, the City of Bartlett funds the Bartlett branch
Community Center	30	24 Community Centers, 5 Senior Centers, Skinner center
Aquatic Centers	19	13 outdoor and 4 indoor pools, 2 splash parks
Museums	5	Brooks, Botanic Garden, Pink Palace, Mud Island River Park, Lichterman Nature center
Memphis Zoo	Y	
Parks	162	Shelby County funds and operates 7 parks
Tennis Centers	13	9 Outdoor, 4 Indoor/Outdoor
Golf Courses	8	Shelby County funds and operates 1 golf course
Youth Development and Employment	Y	Memphis Ambassadors Program – 440 year round 9-12 graders MPLOY Summer Experience – 1000 Summer jobs
Liberty Bowl Memorial Stadium	Y	
Memphis Area Transit Authority	Y	



**Impacts of Deannexation on a Single-Family Home  
Appraised at \$150,000 in the City of Memphis**

Appraised Value	Assessed Value	City Tax Rate	City Taxes	County Tax Rate	County Taxes	Total Taxes
\$150,000	\$37,500	\$3.40	\$1,275	\$4.37	\$1,639	\$2,914
Monthly Cost			\$106		\$136	\$242

**Comparison of Service Fees for Single-Family Residents in Memphis  
and Unincorporated Shelby County**

Fees per Month	Memphis	Shelby County	Notes
Storm Water	\$4.02	\$1.50	
Street Lights ***	\$4.32	\$15 per month*	Street lights will not be removed **
Solid Waste	\$25.05	N/A	
Sewer	\$16.96	\$21.96	
Fire Fee*****	N/A	\$43.48	
Fire Insurance*****	\$60.00	\$74.00	
Private Sanitation	N/A	\$20.00	Services Vary
Water Fee***	\$18.36	\$28.46	
Auto Registration	\$8.41	\$6.33	

**Monthly Estimated Impact**

Single Family	Memphis	Shelby County
Taxes Per Month	\$242	\$136
Fees Per Month	\$137	\$203
Federal Tax Savings****	-\$11	\$0
Total	\$369	\$344

\*Estimated legacy cost  
\*\*Lights standards will remain. Continue operation will depend upon agreement with Shelby County Government and MLGW. Light fees will be determined upon area and the required amortization and maintenance of the lights and poles.  
\*\*\* Per MLGW Typical Residential Household Account 1/2016  
\*\*\*\* This is an estimated average based on a survey of insurance companies comparing a fire rating of 2 versus 3/3x.  
\*\*\*\*\*This is an estimate of a fee for a 2,000 square foot house.

## IMPACT OF DEANNEXATION LEGACY COSTS

**As of February 22, 2017, the Tennessee State Legislature has NOT passed any law regarding the details of how cities would recoup legacy funds from deannexed areas. Draft laws are proposed and this summary provides our understanding of how legacy funds may be handled.**

**Please note, until an actual law is passed, it is uncertain how these costs will be handled.**

Legacy costs generally include unfunded pension and other post-employment benefits (OPEBs) for city government employees; the annual cost of pension obligation certificates; the principal, interest, hedging and other costs associated with bonded debt; and other contractual obligations of the city.

While NO law has passed detailing how legacy funds will be leveed, it does seem clear that if leveed, the areas deannexed would be responsible for general obligation debt issued during the annexed period and unfunded pension obligations and unfunded OPEB obligations incurred or for which the excluded territory became partially or wholly liable at any time during the annexed period.

Draft bills state that all municipal jurisdiction shall cease over the territory excluded from the municipality's corporate limits on the date of certification of the decision to for deannexation on the election date. The municipality may continue to levy and collect taxes on property in the excluded territory to pay the excluded territory's proportion of: (A) General obligation debt issued during the annexed period; and (B) Unfunded pension obligations and unfunded OPEB obligations incurred or for which the excluded territory became partially or wholly liable at any time during the annexed period.

Draft bills define "**Annexed period**" to mean the period beginning on the first date property tax was levied by the municipality on any portion of the proposed territory for deannexation and ending on the date of certification of election results that favor the surrender of the territory.

"**General obligation debt**" is defined under prosed laws as the bonds and capital obligations that are directly secured by the municipality's unlimited taxing power, excluding indirect general obligation guarantees, and issued during the annexed period, as represented in the municipality's comprehensive annual financial reports. "General obligation debt" does not include any refinancing or refunding of debt issued prior to the annexed period.

"**Proportion**" is defined under proposed laws as the percentage of the municipality's property tax base that the excluded territory represents at the time of deannexation.

"**Unfunded OPEB obligation**" is defined under proposed laws as the actuarially determined unfunded other post-employment benefits obligation represented in the municipality's most recent actuarial valuation report prior to the date of certification of election results that favor the surrender of the territory.

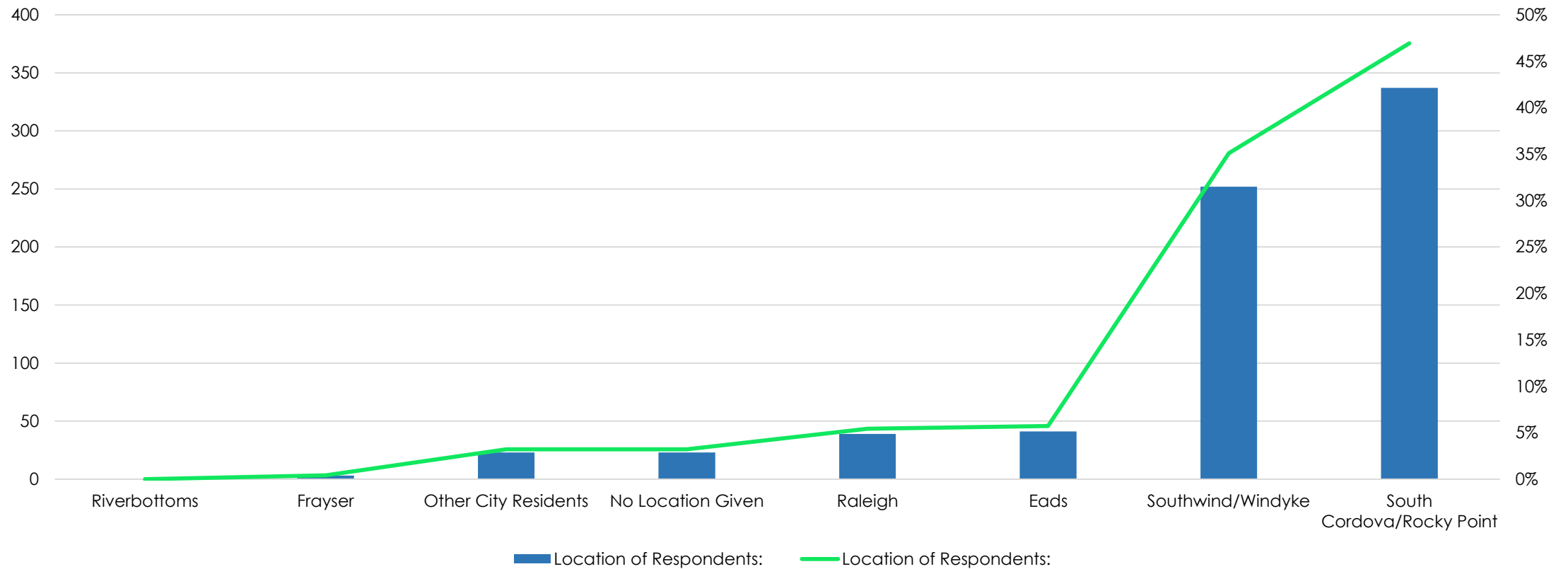
"**Unfunded pension obligation**" is defined under proposed laws as the actuarially determined unfunded pension obligation represented in the municipality's most recent actuarial valuation report prior to the date of certification of election results that favor the surrender of the territory



# Rightsize Memphis: Survey Results

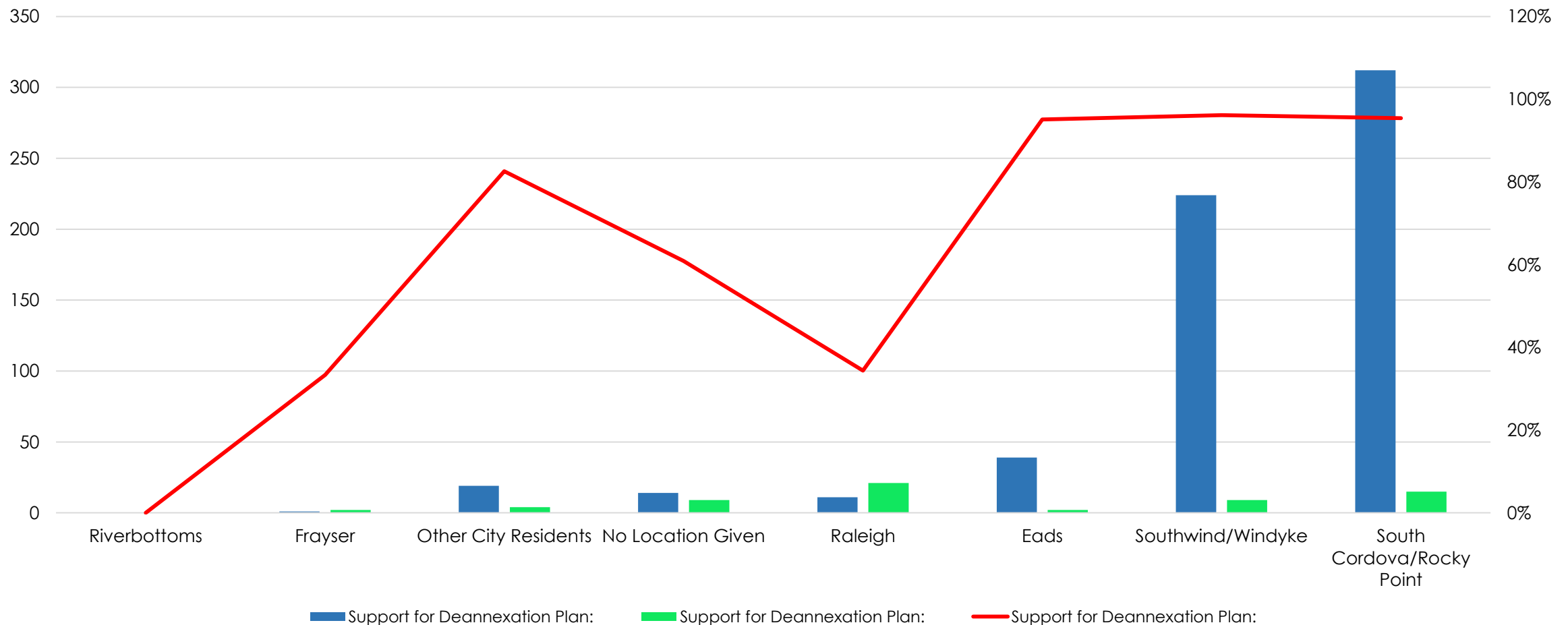
# Respondents per study area

Number of Respondents by Study Area



**Question:** after reviewing the information provided, what is your opinion of deannexing the study areas?

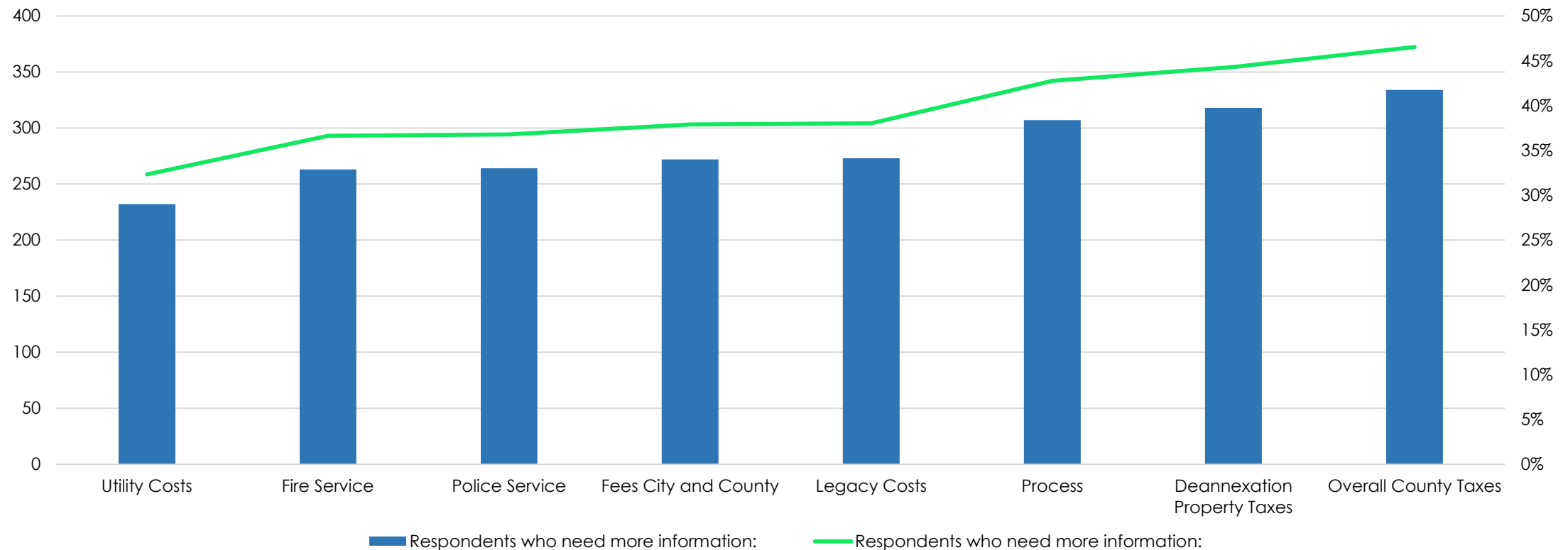
**Respondents Favoring Deannexation**





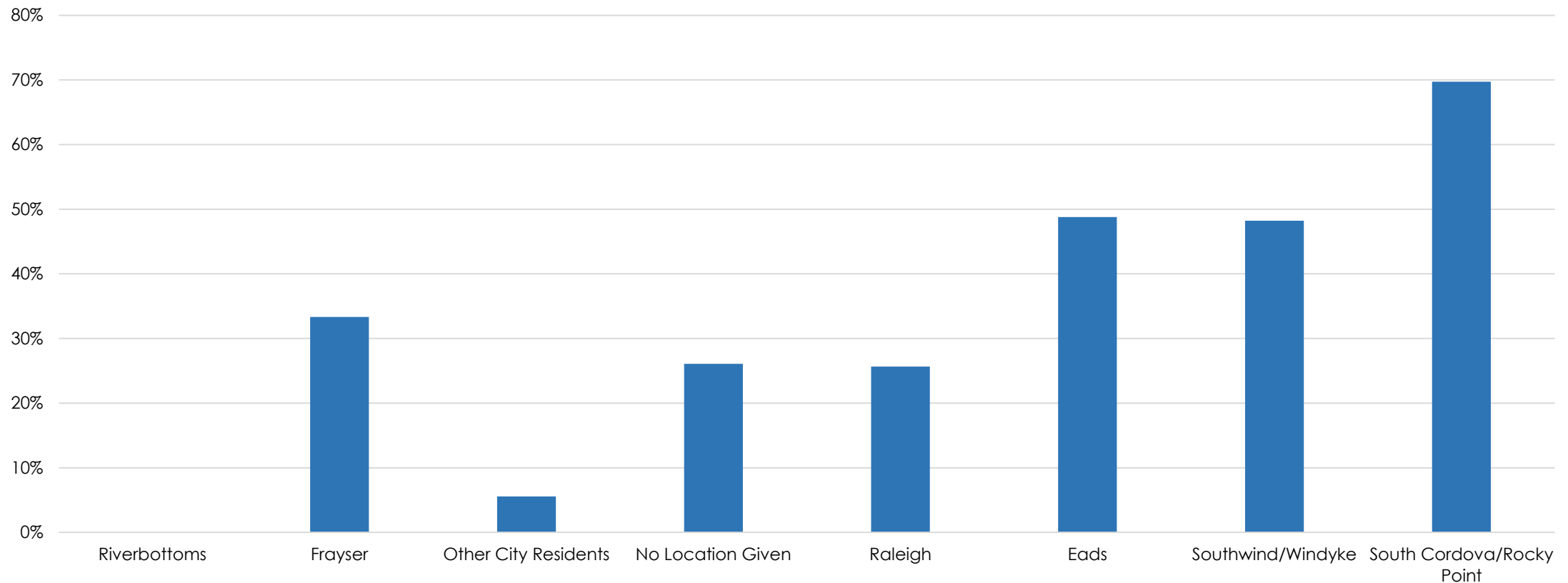
# Question: what additional information can be provided to help you make an informed decision about deannexing?

**Respondents Who Want More Information About Deannexation**



**Question:** are you in favor of deannexing if you learn that deannexing certain areas could increase Shelby County property taxes for all residents?

Percent Who Favor A County Tax Increase



# The majority of the following areas wish to deannex:

**Respondents Favoring County Urban Services**

